

1
2 BILL NO. R-91-02-44.

3 ANNEXATION RESOLUTION NO. R-15-91.

4 A RESOLUTION of the Common Council of the
5 City of Fort Wayne, Indiana setting forth the
6 policy of the City of Fort Wayne, Indiana in
7 regards to the annexation of the Goodyear
8 Annexation Area.

9 WHEREAS, the annexation of territory to the City of Fort
10 Wayne is a legislative function; and

11 WHEREAS, the Common Council of the City of Fort Wayne is
12 called upon in the preparation of the City budget to provide for
13 the furnishing of municipal services to the entire City, including
14 newly annexed areas; and

15 WHEREAS, the Common Council of the City of Fort Wayne has
16 before it an Ordinance for the annexation of the Goodyear
17 Annexation Area, more specifically described as follows, to-wit:

18 Part of the Northeast Quarter of Section 29,
19 Township 31 North, Range 12 East and part of the
20 Northwest Quarter of Section 28, Township 31 North,
21 Range 12 East more particularly described as follows:

22 Beginning at a point located 50 feet East and 1325.75
23 feet South of the Northwest Corner of Section 28,
24 Township 31 North, Range 12 East, said point being on
25 the East right-of-way line of Hillegas Road; thence West
26 50 feet to the Southeast Corner of the Northeast Quarter
27 of the Northeast Quarter of Section 29-31-12; thence
28 continuing West along the Southline of the Northeast
29 Quarter of the Northeast Quarter of Section 29-31-12 a
30 distance of 708 feet to the Southeasterly right-of-way
31 line of Interstate Highway No. 69 (I-69); thence
32 Northeast with a deflection angle to the right of 127
degrees 45 minutes 30 seconds along the Southeasterly
right-of-way line of I-69 a distance of 735.55 feet;
thence Northeast with a deflection angle to the right of
7 degrees, 36 minutes a distance of 151.34 feet along
the Southeasterly right-of-way line of I-69; thence
Northeast with a deflection angle to the left of 7
degrees 36 minutes a distance of 301.84 feet along the
South right-of-way line of I-69 to a point located 50
feet East and 405.29 feet South of the Northwest Corner
of Section 28, Township 31 North, Range 12 East, said
point being on the East right-of-way line of Hillegas
Road; thence South along said East right-of-way line, a
distance of 920.46 feet to the point of beginning,
containing 8 acres more or less.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Goodyear
Annexation, it is the policy of the City of Fort Wayne
to follow the provisions of Section 1.1 of Chapter 2 of
the Municipal Code of the City of Fort Wayne, Indiana of
1974, as amended, with regards to the provision of non-
capital and capital services to the annexation area.

SECTION 2. That it is the policy of the City of

1 Fort Wayne to follow the annexation fiscal plan for said
2 described territory, as prepared by the Division of
3 Community and Economic Development which is attached
4 hereto and incorporated herein. Two copies of said plan
are on file in the office of the Clerk of the City of
Fort Wayne and are available for public inspection as
required by law.

5 SECTION 3. That said plan sets forth cost
6 estimates of the services to be provided, the methods of
7 financing these services, the plan for the organization
8 and extension of these services, delineates the non-
9 capital improvement services to be provided within one
10 (1) year of annexation, the capital improvement services
11 to be provided within three (3) years of annexation, and
12 the plan for hiring employees of other governmental
entities whose jobs will be eliminated by this
annexation. That said plan identifies an area within
the existing boundaries of the City similar in
population density, land use and topography which
receives non-capital services equivalent in standard and
scope to those offered the territory to be annexed and
which receives capital services in the same manner as
proposed for the territory to be annexed.

13 SECTION 4. That, after adoption and any and all
14 necessary approval by the Mayor, this Resolution shall
be in full force and effect.

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COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY

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J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Long, seconded by Redd, and duly adopted, read the second time title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, 19____, at _____ o'clock, _____ M., E.S.

DATED: 2-26-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Redd, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
EDMONDS				
GIAQUINTA				<u>✓</u>
HENRY	<u>✓</u>			<u>✓</u>
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 4-23-91

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 09-15-91 on the 23rd day of April, 1991.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of April, 1991, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of April, 1991, at the hour of 2:15 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Goodyear Annexation Resolution

DEPARTMENT REQUESTING ORDINANCE Community & Economic Development

SYNOPSIS OF ORDINANCE commits City to follow state law in
providing services to annexed area

R-91-02-44

EFFECT OF PASSAGE City will be in compliance with state laws

EFFECT OF NON-PASSAGE Annexation will be subject to legal attack

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Fiscal Plan
to be available prior to passage

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-91-02-44

REPORT OF THE COMMITTEE ON ANNEXATION

DAVID C. LONG, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRPERSON
HENRY, EDMONDS, REDD

WE, YOUR COMMITTEE ON ANNEXATION TO WHOM WAS
REFERRED AN ~~XXXXXXXXXXXX~~ (RESOLUTION) of the Common Council
of the City of Fort Wayne, Indiana setting forth the policy
of the City of Fort Wayne, Indiana in regards to the annexation
of the Goodyear Annexation Area

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

David C. Long

Janet G. Bradbury

Henry R. Edmonds

J. G. Bradbury

DATED: 4-23-91

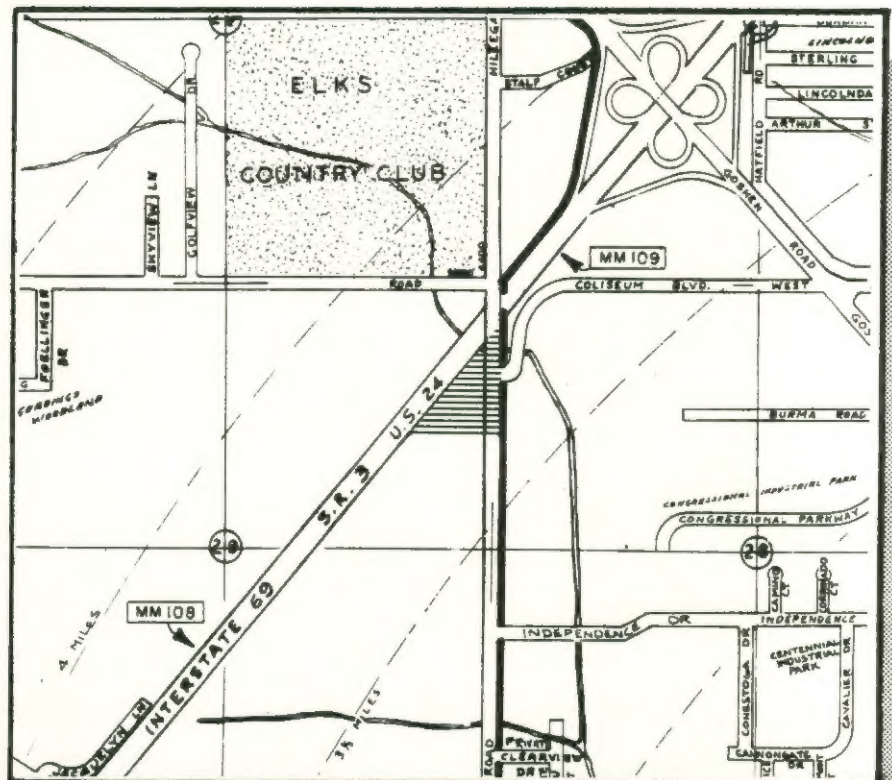
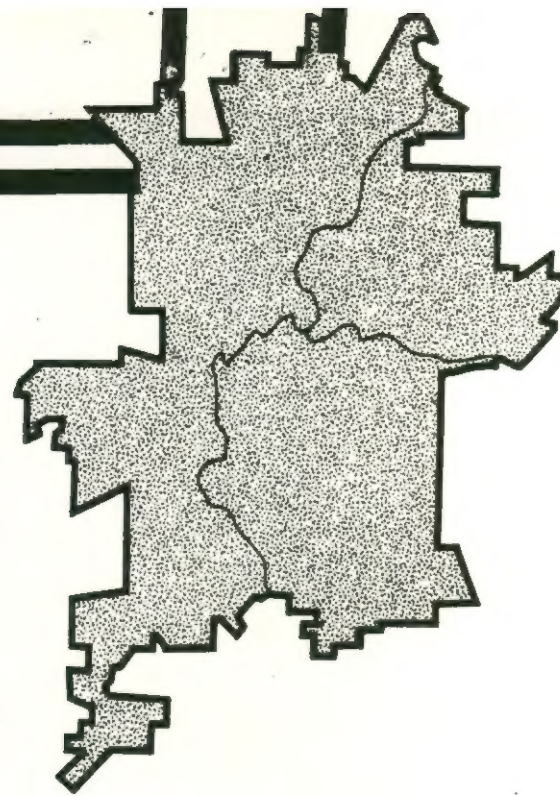
Sandra E. Kennedy
City Clerk

FISCAL PLAN

CITY OF FORT WAYNE
PAUL HELMKE, MAYOR

February 1991

Goodyear
Annexation



ADMINISTRATION AND POLICY

Paul Helmke
Mayor
City of Fort Wayne

Greg Purcell, Director
Division of Community and Economic Development

Michael Sapp
Director of Planning

Fort Wayne City Plan Commission

Melvin Smith, President
Yvonne Stam, Vice President
Robert Hutner, Secretary
Mark Gensic
Charles Layton
David Long
John Shoaff
Stephen Smith
Wil Smith

RESEARCH AND PREPARATION

Gary Stair, Senior Planner
Lisa Minnick, Planner I

INTRODUCTION

Since its inception, the City of Fort Wayne has been annexing land adjacent to its corporate limits. The Goodyear Annexation is a logical continuance of this policy.

This Fiscal Plan, which is required by State Annexation Law, explains why the Goodyear Annexation area meets the state law requirements for annexation. Also, this plan gives basic data regarding the area, describes the services which will be furnished to the area upon annexation by the City, and summarizes the fiscal impact of annexation upon the City.

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SECTION ONE

BASIC DATA

A. LOCATION

The area proposed for annexation is located west of the City of Fort Wayne and is bounded on the east by the present corporate limits, on the west by the east right of way of Interstate Highway # 69, and on the south by the southernmost boundary of tract # 53 in Section 29, Township 31 North, Range 12 East in Washington Township. (see Figure 1)

B. SIZE

The Goodyear Annexation area contains approximately 8 acres.

C. POPULATION

This area contains industrial development. It has no residential units or population.

D. BUILDINGS

Industrial 1 structure in good condition

E. PATTERNS OF LAND USE

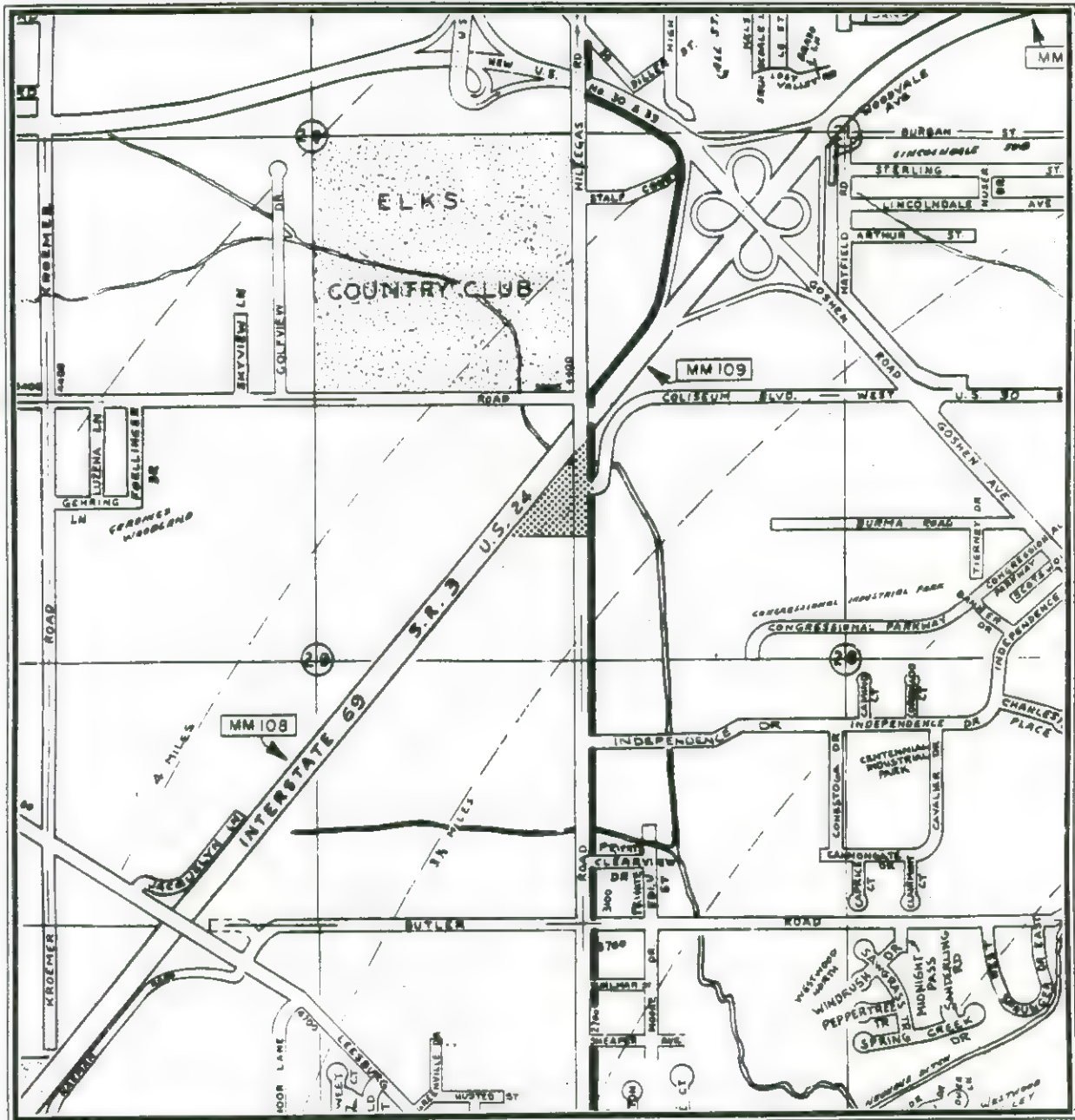
	<u>Acres</u>	<u>Percent</u>
Industrial	2.8	35%
Vacant	3.2	40%
Right of way	<u>2.0</u>	<u>25%</u>
TOTAL	8.0	100.0%

F. ZONING

The Goodyear Annexation area is currently zoned Light Industrial-Plan (I-1P). Upon annexation, this area will be under jurisdiction of the City Plan Commission and will be zoned Light Industrial (M1). (see Figure 2)

FIGURE 1

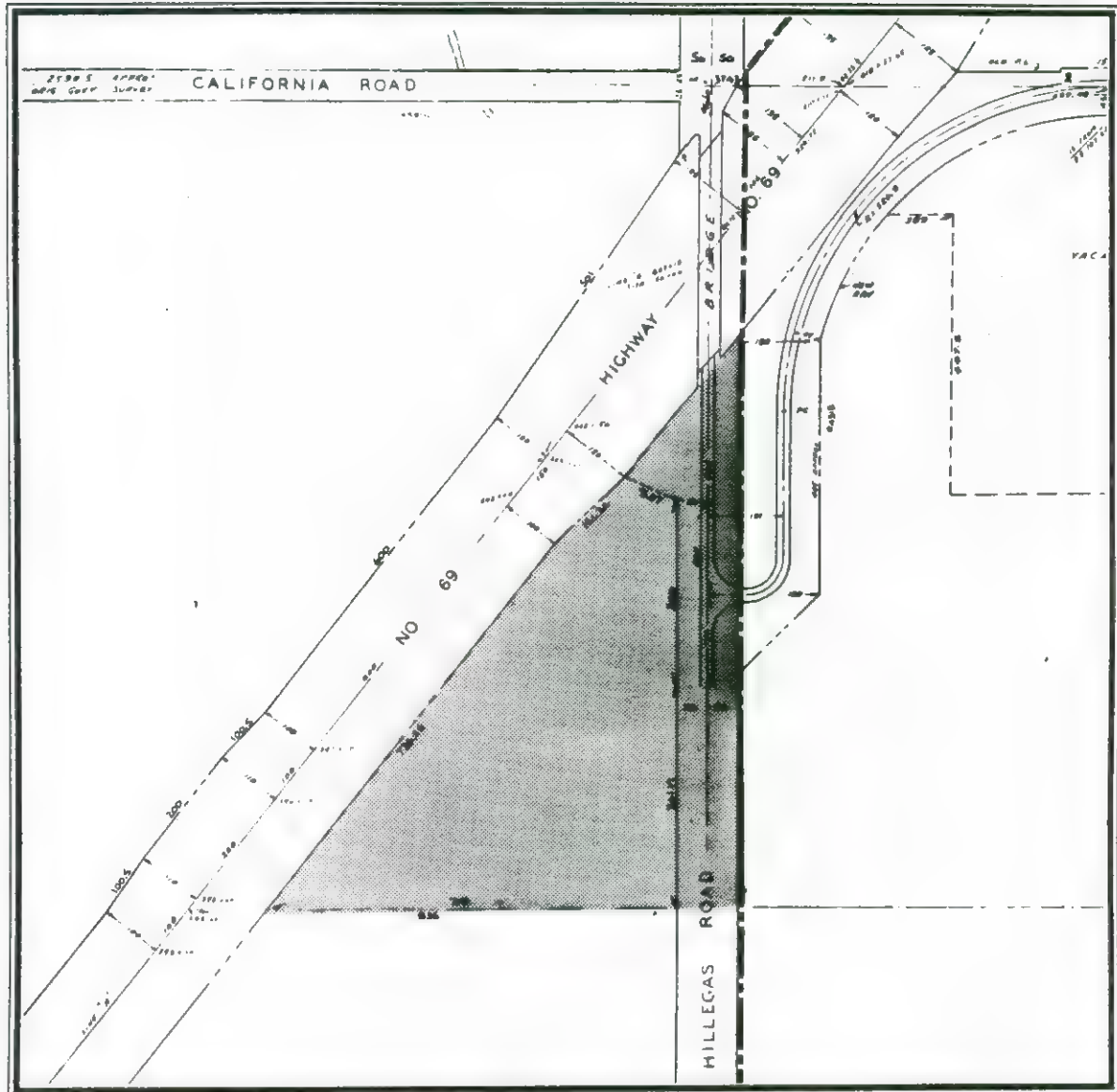
GOODYEAR ANNEXATION



Location

FIGURE 2

GOODYEAR ANNEXATION



Zoning



G. TOPOGRAPHY

The Goodyear Annexation area primarily contains Blount silt loam and Morley silt loam. It has been determined by using U.S. Geological Survey Maps that the area has a low relief and that the general slope of the area is approximately 0 to 6 percent.

H. ASSESSMENT

\$202,970

I. NET TAX RATE: (1990 payable 1991 rates)

Existing:	\$4.944458	
After annexation:	\$7.475400	
Increase:	\$2.530942	(51 percent increase)

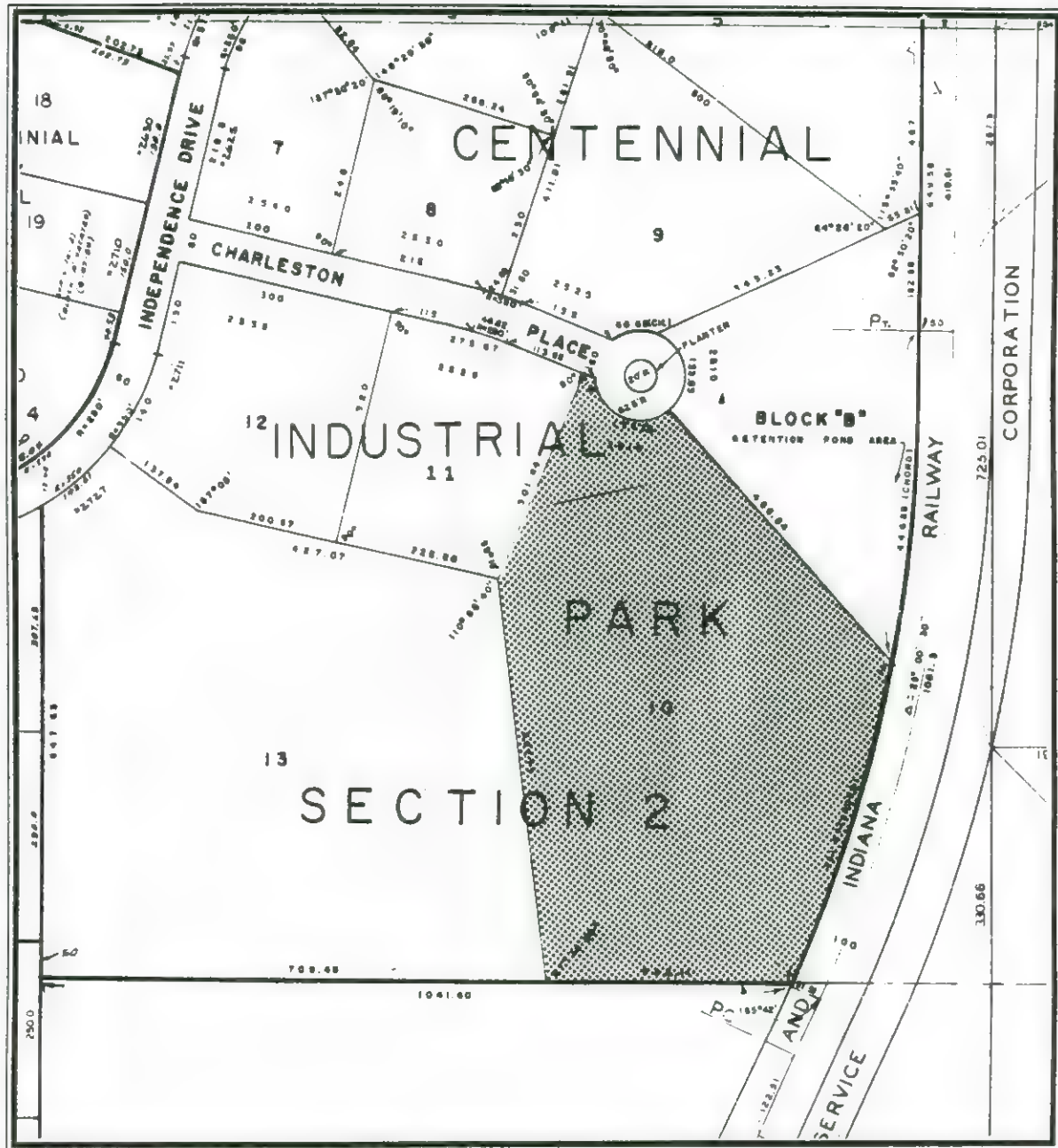
J. COUNCIL DISTRICT

The Goodyear Annexation area will be in City Council District 3.

K. SELECTED AREAS WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE, AND POPULATION DENSITY

As the City of Fort Wayne has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use, and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use, and population density to the Goodyear Annexation area is the Murray Equipment Area (See Figure 3).

MURRAY EQUIPMENT AREA



Comparable Area

	<u>Goodyear Annexation Area</u>	<u>Murray Equipment Area</u>
Topography:	Primarily Blount and Morley silt loam, 0 to 6% slope, low relief	Primarily Blount and Morley silt loam, 0 to 6% slope, low relief
Patterns of Land Use:	Light Industrial	Light Industrial
Population Density:	0 persons per acre	0 persons per acre

No areas within the City with similar topography, patterns of land use, and population density as the Goodyear Annexation area are receiving services higher in standard or greater in scope than those services promised the Goodyear Annexation area.

SECTION TWO

THE COMPREHENSIVE ANNEXATION PROGRAM

The annexation of the Goodyear area is part of a larger comprehensive annexation program prepared by the Department of Community Development and Planning, which was promulgated in a report in 1975 and which was consequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth". Because the Goodyear area met this criteria in 1975-76, the report identified it as part of a larger area which was recommended for annexation.

SECTION THREE

STATE LAW REQUIREMENTS

A. INTRODUCTION

When pursuing an annexation, a municipality must ensure that the proposed annexation is in accordance with state law. The existing statute(IC 36-4-3) provides cities with two options for annexing areas. However, the municipality must meet the guidelines for only one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5%) to the municipality and meet at least one of the following three conditions:

- a. have a population density of at least three persons per acre;
- b. be zoned for commercial, business, or industrial uses;
- c. be at least sixty percent (60%) subdivided;

2. The area must be at least one-fourth contiguous (25%) to the municipality and the municipality must show that the area is needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, along with the methods used to finance such services.

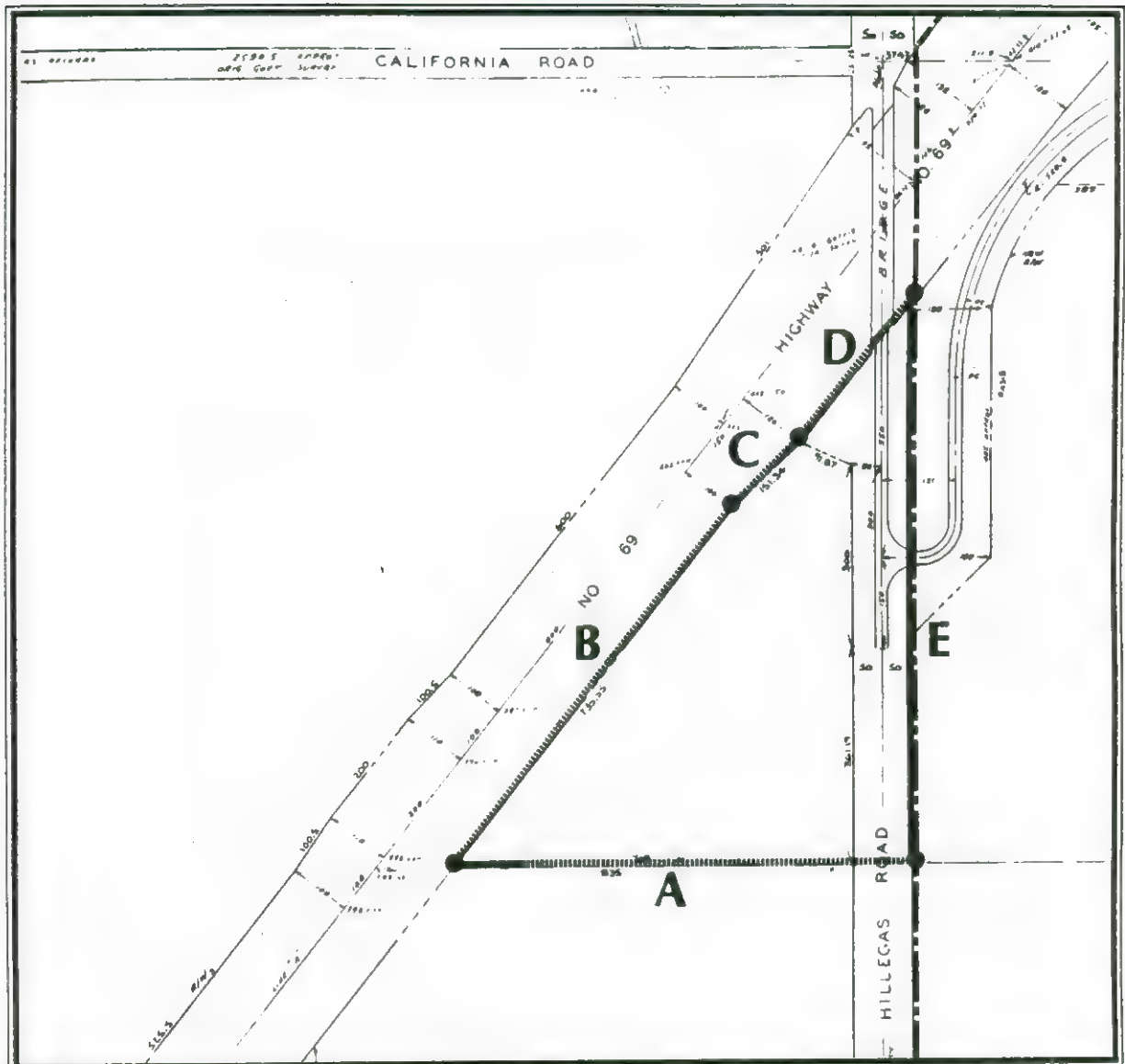
The Goodyear Annexation area meets the first option that has been established to determine the validity of annexations. The remainder of this section will explain how the Goodyear Annexation meets the first annexation test in accordance with State Statute.

B. ONE-EIGHTH CONTIGUOUS

Figure 4 illustrates the length of the external boundaries of the annexation area. As can be seen, 32.1% of the annexation areas boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation easily meets the 12.5% contiguity requirements mandated by State Statute.

As mentioned in the introduction, if the annexation is at least one-eighth contiguous to the municipality, it can be annexed if any one of the three conditions are met. The Goodyear Annexation meets condition (b) outlined above in that it is zoned for industrial uses.

FIGURE 4
GOODYEAR ANNEXATION



Contiguity

NON-CONTIGUOUS		CONTIGUOUS	
A	758.00'	E	920.46'
B	735.55'		
C	151.34'		
D	301.84'		
<hr/>		<hr/>	
1946.73' (67.9%)		920.46' (32.1%)	

SECTION FOUR

MUNICIPAL SERVICES

This section of the Fiscal Plan forecasts the costs and methods of financing services for the Goodyear Annexation area. The plan also describes how and when the City plans to extend the services which are non-capital and capital in nature. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

As required by state law, the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services are provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Goodyear Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Murray Equipment area.

A. POLICE DEPARTMENT

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, and neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work and protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order and provides educational and technical assistance in the area of crime prevention and neighborhood services.

Police District #2 will be expanded to cover the Goodyear Annexation area upon annexation. The Police Department keeps tabulations on the amount of personnel and equipment necessary for the City's annexation program, and has determined that additional personnel are not required for this particular annexation.

The cost to provide protection to the annexation area will be \$115 per year. This cost is based on a patrolman's average hourly rate of \$12.17 multiplied by an estimated 45 minutes spent per call. This amount is then multiplied by the estimated number of calls (1 per month) for service to this area. This total, which equals \$109.53, is the direct personnel cost. A small non-personnel cost of 5 percent is then added to the above total. This gives the overall cost of \$115 annually to service the annexation area. Funding for police services in the annexation area will be derived primarily from local property taxes through the General Fund.

Capital Costs:	\$0
Estimated Annual Operating Costs:	\$115

B. FIRE DEPARTMENT

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Goodyear Annexation Area immediately upon annexation. The services provided include, but are not limited to, full fire suppression activities, fire prevention, EMS support-first responder, emergency hazardous material response, public education, and fire investigation. Primary response will come from Fire Station #6 located at 1600 West Coliseum Boulevard. The response time from this station to the annexation area, which is 1.5 miles, is approximately 4 to 6 minutes. One Class A Pumper and one emergency medical car are located at this station. Secondary response will come from Fire Station #7 located at 1622 Lindenwood Avenue, with an average response time of 5-8 minutes.

The annexation of the Goodyear area will not require a new fire station, nor will it require additional personnel or equipment. For the year 1989, the cost per run was approximately \$940, which represents the cost per run for the operation of the total department. The estimated number of runs into this area would be one per year. The only other additional expenses in operating costs are expected to be gasoline, postage, and photography. These operating costs are considered to be negligible since the annexation area represents only a small fraction of the total area serviced by the City. Funding for these increments in operating costs will come from the Fire Department's budget through the General Fund.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$940

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the provider of ambulance service for the City. Properties in the

Goodyear Annexation area will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station #6 at 1600 West Coliseum Boulevard. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, firemen are able to administer medical treatment before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below:

TABLE 1

1. \$120 plus \$5 per loaded mile for non-emergency transfers scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled non-emergency transfers
3. \$380 plus \$7.50 for emergencies for all City and non-City residents.

This method of financing permits service to be extended to the annexation area with its existing budget. No additional manpower or equipment will be needed to service the annexation area.

ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE DISPOSAL

The City of Fort Wayne does not provide garbage collection to commercial or industrial areas. Since the annexation area is industrial, there will be no increase in the overall cost of solid waste collection and disposal to the City of Fort Wayne.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the services that can be provided by the department are surveys and

investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems.

The City's Traffic Engineering Department will not require any additional personnel to perform its services in the Goodyear Annexation area. An annual cost of \$54 will be incurred for the roadway paint program. Funding sources will come from real estate taxes and Motor Vehicle Highway funds.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$54

F. STREETS AND ROADS

The incorporation of the Goodyear Annexation area will add .17 miles of arterial streets to the City street system. This segment of road is in good condition. The Fort Wayne Street Department will be responsible for the general maintenance of all of the streets in the annexation area immediately after the annexation. General maintenance includes snow and ice removal, leaf pick-up, and surface maintenance. The Street Engineering Department will also provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area. The provision of these services to the annexation area will not require any additional personnel or equipment, and they will be similar to those services already provided to the rest of the City.

The average cost of general street maintenance is \$5,912 per mile of street per year. Therefore, the annexation will cost the City approximately \$1,005 a year in street maintenance costs. The source of funding for street maintenance is the Street Department budget which is composed of funds from the Motor Vehicle Highway (MVH) program. The Street Engineering Department funds come from MVH, Federal Aid Urban (FAU), and Local Arterial Roads and Streets (LARS) programs.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL COST:	\$1,005

G. PARKS AND RECREATION

The services and facilities of the Fort Wayne Parks and Recreation Department are currently available, with Franke Park, a 298 acre community park, being the closest. Upon annexation, property owners, through the Park General Tax, will contribute to the maintenance of the park system.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

H. WATER

The Fort Wayne Water Utility is presently serving the annexation area. When the area is annexed into the City, the property owners who are using the City of Fort Wayne Utility system will no longer have to pay the out-of-city surcharge.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

I. FIRE HYDRANTS

The City pays the Fort Wayne Water Utility \$221.26 annually for each fire hydrant located within the City. Since the annexation area contains 1 fire hydrant, the City will pay the Water Utility \$221.26 a year after the area is annexed into the City. This money will be taken from the General Fund.

Capital Costs: \$0
Estimated Annual Cost: \$221

J. SANITARY SEWER

The Fort Wayne Department of Water Pollution Control (WPC) presently provides sanitary sewers to the annexation area. The City will provide engineering services as needed to this area upon annexation.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

K. STORM SEWERS

Upon annexation, the Department of Water Pollution Control will not consider capital improvements for storm sewers unless petitioned by the property owners of the area. The City does not have storm sewer relief funds available for this type of project. It is the City's policy, for all properties within the City, that the financing of storm sewers is the responsibility of property owners.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

L. STREET LIGHTING

It is the goal of the City of Fort Wayne Street Lighting Department to light every unlit intersection within the City limits, to reduce night accidents, facilitate traffic flow, aid police protection, and inspire community spirit and growth. Therefore, the Street Lighting Department will continue to maintain the existing facilities at the intersection of Hillegas Road and Coliseum Boulevard West upon annexation. No additional lighting will be required.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

M. ANIMAL CONTROL

Due to the location, size, and nature of this annexation, an increase in staff or additional funding for the Animal Control Department will not be needed when this area is annexed.

CAPITAL COST: \$0
ESTIMATED ANNUAL COSTS: \$0

N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Goodyear Annexation area immediately upon the date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Department, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

CAPITAL COSTS: \$0
ESTIMATED ANNUAL COST: \$0

SECTION FIVE

PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that due to the annexation of the Goodyear area, any governmental employees will be eliminated from other governmental agencies. However, if any governmental employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

SECTION SIX

FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures from the proposed Goodyear Annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

A. REVENUES

Property taxes are the main source of revenue to be received from the Goodyear Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Washington Township Assessor. The formula for computing tax revenue is shown in the following table:

TABLE 2

Tax Revenue Formula

$$\frac{V}{100} (T) = TR$$

WHERE: V = Assessed Valuation
T = City Tax Rate
TR = Tax Return

The total assessed valuation of the proposed Goodyear Annexation is \$202,970. Property tax revenue for 1991 can then be determined by applying the Fort Wayne/Washington Municipal tax rate (3.2533) to this figure giving a total property tax revenue of \$6,603. Table 3 details the components of this tax rate. Using a 3 percent rate of inflation, the property tax revenue for 1993, the first year that taxes would be due to the City after annexation, would be \$7,005. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

This annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and streets (LARS) Funds. This is because these funds are allocated according to street miles. In 1989 the City received \$5070 per street mile from the MVH Fund and \$2,433 from the LARS Fund. The annexation area will add .17 miles to the City's street system. Therefore, the City will receive an additional \$862 from MVH and an additional \$414 from LARS because of the Goodyear Annexation.

TABLE 3

Taxing District Rate

Corporation General	\$1.4877
Corporation Debt Service	.3286
Firemen Pension	.1400
Policemen Pension	.2247
Sanitary Officers Pension	.0141
Fire	.6960
Park General	.3532
Redevelopment General	<u>.0090</u>
	\$3.2533

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), and the Alcoholic Beverage Tax. Some of these grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Goodyear Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 4. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine city procedures which often require petitioning.

On the following page, Table 4 details the costs that will be incurred by each department upon the annexation of the Goodyear Area.

TABLE 4
EXPENDITURES

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$ 0	\$ 115
Fire Department	0	940
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	0	54
Streets	0	1,005
Street Lighting	0	0
Parks	0	0
Water	0	0
Fire Hydrants	0	221
Sanitary Sewer	0	0
Storm Sewer	0	0
Animal Control	0	0
Administrative Functions	<u>0</u>	<u>0</u>
TOTALS	\$0	\$2,335

C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Goodyear Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary automatically includes for each of the five years a 7 percent inflation factor for municipal expenditures, and a 3 percent increase factor for City revenues.

Property tax revenue from the annexation area will not be collected until 1993. Assuming the area is annexed in December of 1991, assessment will occur in March of 1992, with revenues being collected in 1993. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$2,498 in 1992. On the following page, Table 5 details the revenues minus the expenses for the Goodyear area over the next 5 year period.

TABLE 5
REVENUES MINUS EXPENSES

<u>YEAR</u>	<u>EXPENDITURES</u>	<u>PROPERTY TAX REVENUE</u>	<u>MVH & LARS</u>	<u>BALANCE</u>
1992	\$2,498	\$	\$	\$-2,498
1993	2,673	7,005	1,276	5,608
1994	2,860	7,216	1,276	5,632
1995	3,061	7,432	1,276	5,647
1996	<u>3,275</u>	<u>7,655</u>	<u>1,276</u>	<u>5,656</u>
	\$14,367	\$29,308	\$5,104	\$20,045

D. RECOMMENDATIONS

This Fiscal Plan, which meets the state law requirements that a fiscal plan be prepared, shows that the Goodyear Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after the passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 1991.

TABLE 6
WASHINGTON TOWNSHIP TAX RATES
1990 PAYABLE 1991

		WASHINGTON TRANSIT	FORT WAYNE WASHINGTON
STATE	St. Fair Board	.0035	.0035
	St. Forestry	.0065	.0065
	Welfare HCI	.0508	.0508
	Welfare Administration	.0713	.0713
	TOTAL STATE	.1321	.1321
COUNTY	County General	.7529	.7529
	County Welfare	.1238	.1238
	County Health	.0654	.0654
	Cumulative Bridge	.0375	.0375
	County Bonds	.0910	.0910
	Reassessment	.0300	.0300
	Welfare Med. Ast. Ward	.0059	.0059
	Cumulative Capital Dev.	.0700	.0700
	TOTAL COUNTY	1.1765	1.1765
TOWNSHIP	Township EMS	.0417	
	EMS Equipment	.0042	
	Fire Debt	.0162	
	Township General	.0102	.0102
	Poor Relief	.0065	.0065
	Fire Protection	.0455	
	Township Recreation	.0008	.0008
	TOTAL TOWNSHIP	.1251	.0175
SCHOOLS	School General	2.6181	2.6181
	Debt Service	.0288	.0288
	Art Institute	.0050	.0050
	School Transportation	.4186	.4186
	Capitla Projects	.6215	.6215
	Racial Balance	.2000	.2000
	TOTAL SCHOOL	3.8920	3.8920
AIRPORT AUTHORITY	Airport General	.0772	.0772
	Airport Debt	.0168	.0168
	TOTAL AIRPORT	.0940	.0940
LIBRARY	Library General	.2944	.2944
	Library Debt	.0352	.0352
	TOTAL LIBRARY	.3296	.3296
PTC	PTC General	.1025	.1025
	PTC Debt	.0293	.0293
	TOTAL PTC	.1318	.1318

TABLE 6 cont.
WASHINGTON TOWNSHIP TAX RATE
1990 PAYABLE 1991

	WASHINGTON TRANSIT	FORT WAYNE WASHINGTON
CITY Corporation General		1.4877
AND Redevelopment General		.0090
SPECIAL Corp. Debt Service		.3286
TAXING Firemen Pension		.1400
DISTRICT Policemen Pension		.2247
Park General		.3532
Sanitary Officers Pen.		.0141
Fire		.6960
TOTAL CITY AND		
SPECIAL DISTRICT	0.00	3.2533
TOTAL TAX RATE	5.881100	9.026800
REPLACEMENT CREDIT	0.159263	0.171866
NET TAX RATE	4.944458	7.475400

GOODYEAR ANNEXATION

Part of the Northeast Quarter of Section 29, Township 31 North, Range 12 East and part of the Northwest Quarter of Section 28, Township 31 North, Range 12 East more particularly described as follows:

BEGINNING at a point located 50 feet East and 1325.75 feet South of the Northwest Corner of Section 28, Township 31 North, Range 12 East, said point being on the East right-of-way line of Hillegas Road; thence West 50 feet to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 29-31-12; thence continuing West along the Southline of the Northeast Quarter of the Northeast Quarter of Section 29-31-12 a distance of 708 feet to the Southeasterly right-of-way line of Interstate Highway No. 69 (I-69); thence Northeast with a deflection angle to the right of 127 degrees 45 minutes 30 seconds along the Southeasterly right-of-way line of I-69 a distance of 735.55 feet; thence Northeast with a deflection angle to the right of 7 degrees, 36 minutes a distance of 151.34 feet along the Southeasterly right-of-way line of I-69; thence Northeast with a deflection angle to the left of 7 degrees 36 minutes a distance of 301.84 feet along the South right-of-way line of I-69 to a point located 50 feet East and 405.29 feet South of the Northwest Corner of Section 28, Township 31 North, Range 12 East, said point being on the

East right-of-way line of Hillegas Road; thence South along said East right-of-way line, a distance of 920.46 feet to the point of beginning, containing 8 acres more or less.

Prepared by: Max VanCamp

Certified Correct this 22ND day of FEBRUARY, 1991.

Mark L. Gensic

Mark L. Gensic, P.E., L.S.



